BILL GARRETT, Davidson County
Trans:T20130075407 DEEDWARR
Recvd: 08/30/13 13:30 2 pgs
Fees:13.00 Taxes:640.10

20130830-0091912

DEVON J. SUTHERLAND
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY, TENN.

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.00

Affiant

Subscribed and sworn to before me, this 28TH DAY OF AUGUST, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Morris, a single man	Primary Residential Mortgage, Inc.	04106002300
	(NAME)	
1427 Finnland Drive	1480 North 2200 West	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Virginia B. Garrison, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jason Morris, a single man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF SKYLINE SUBDIVISION, SECTION TWO, AS OF RECORD IN BOOK 3700, PAGE 46, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO CHARLES A. GARRISON AND WIFE, VIRGINIA B. GARRISON BY WARRANTY DEED FROM FINN BUILT HOMES, INC., A TENNESSEE CORPORATION, OF RECORD IN BOOK 4068, PAGE 696, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID CHARLES A. GARRISON HAVING SINCE DIED.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1427 Finnland Drive, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 28th day of August, 2013.

WARRANTY DEED
(Continued)

Virginia B. Garrison
Virginia B. Garrison

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Virginia B. Garrison, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of August, 2013.

Mary Birthright
Notary Public

My Commission Expires: 1-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Highland Title, LLC
700 Johnny Cash Parkway, Ste. 201
Hendersonville, TN 37075